



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 07/29/2013

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### **DRAFT Arlington Redevelopment Board** **July 29, 2013**

2nd Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Andrew Bunnell, Mike Cayer, Chairman; Bruce Fitzsimmons; Christine Scypinski, Andy West

STAFF: Carol Kowalski

**Documents provided at meeting: Exterior Perspective packet Connor Architecture LLC dated July 12, 2013. Letter from Allston Village Main Streets**

**AGENDA ITEM:** Hearing to re-open Special Permit for 319 Broadway for Common Ground Restaurant.

Attorney John Leone and applicant Bob O'Guin described the proposal for a 228 seat restaurant in the space formerly operated as Gemma and Krazy Karry's, and originally permitted to Au Bon Pain for 80 seats in 1994. The original Special Permit allowed a portion of the required parking to be met in Town-owned lots, under section 8.11 of the Zoning Bylaw. The new proposal requests that an additional 36 required spaces be allowed to be met on Town owned lots. Aspects of the proposed restaurant business and design were discussed, as well as the new use of an existing large unfinished space at the rear of the building as a function room. The Board confirmed with the applicant that 228 seats were planned for the interior. Other issues discussed or confirmed:

No traffic study had been prepared.

Hours would be 11am to 12 midnight

Downlights, not uplights, would illuminate the signage.

Signage would be letters applied to the façade finish, and finish behind the letters would be painted brown or black.

A dumpster would be located in the back alleyway where other dumpsters are now, with a plastic lid to reduce noise.

A triple filter for the ventilation system would be considered by the applicant, as requested by the Board.

Energy efficient systems would be used.

Entertainment would be a duo or trio for Sunday Brunch, and Trivia voice on a microphone. Other entertainment in function room as desired by private parties hiring the room. The function room would be sound-proofed. Events might include a paint night with easels and refreshments or a chef night teaching how to make a dish, Mr. O'Guin stated.

Loading would use the alley, and not Alton Street, applicant stated.

If Town allowed him to put up bicycle parking on Town property, if it was requested of him, he would consider it, Mr. O'Guin stated.

The floor plan would be re-submitted to show that the live entertainment would be away from the open front windows, as Mr. O'Guin had indicated.

No audio speakers would be installed outside.

About 15 to 20 employees would be employed. Servers would be in at 10am, earlier on Sundays, and cleaning crew in at 6am, Mr. O'Guin stated.

#### **Public Comment:**

Leland Stein, Regent Theatre, 7 Medford Street: Welcomed a restaurant that serves after 10PM when shows end but expressed concern regarding 500 seat theatre, Arlington Catholic High School game nights and the parking concern.

Attorney Bob Annese spoke representing Bob Mirak, owner of the Legacy Apartments